

PROPERTY PROFILER™

Report Date:
August 4, 2022
Property Address:
3429 148 St, Surrey, BC



BC Assessment Value

| Year : | 2022 | 2021 | 2020 | 2019 |
|---------------|--------------------|--------------------|------------------|--------------------|
| Land: | \$934,000 | \$668,000 | \$621,000 | \$716,000 |
| Improvements: | \$367,000 | \$353,000 | \$318,000 | \$326,000 |
| Total: | \$1,301,000 | \$1,021,000 | \$939,000 | \$1,042,000 |

Property Identification

Parcel ID (PID): 026-657-171
Additional PIDs can be found listed on the last page, if applicable.

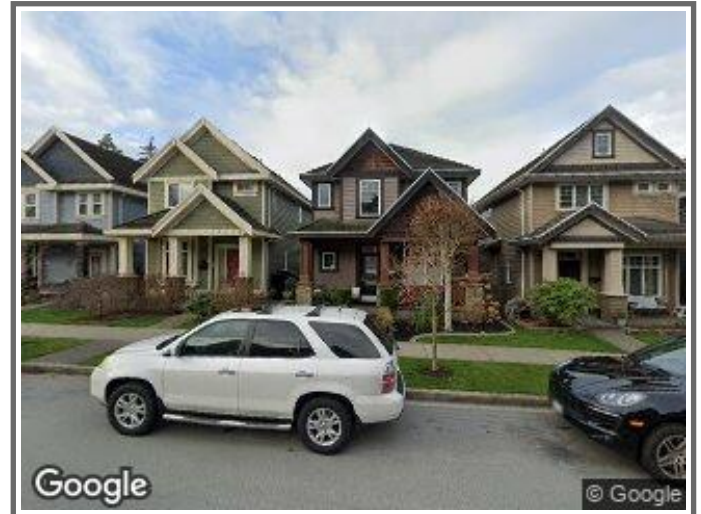
Roll Number: 000000005700050730

Assessment Area: Surrey-White Rock

Jurisdiction: Surrey, City of

Neighbourhood: OCEAN PARK/W. SUNNYSIDE

Legal Description: Narrative: Lot 6, Plan BCP23039, District Lot 165, Group 2, New Westminster Land District



Property Image Date: Jan 2021

Property Details

Lot Data

Property Use: Residential
Use Type: Single Family Dwelling
Class Type: 2 Sty Sfd - New Standard
Lot Size: 2744.00 sq ft / 0.06 acres
ALR: No
Co-op: No
Char: Curb & Gutter, Underground Conduit, Alley, Location Superior To Rate Code

Exterior Data

Uncovered Deck Area (sq ft): 197
Covered Deck Area (sq ft): N/A
Pool: No
Single Garage: 0
Multiple Garage: 1
Carport: 0
Other Buildings: No

Interior Data

Year Built⁽¹⁾: 2007
Effective Year⁽²⁾: 2007
Fire Place: 1
Foundation Type: Basement
Bedroom(s): 5
Bathroom(s): 4 Pc: 3; 3 Pc:0 ; 2 Pc: 1
Stories: 2
Unfinished Basement (sq ft): 0

(1) **Year Built:** Is the original date when the property was completed and entered the assessment tax roll.

(2) **Effective Year:** A subjective adjustment to the economic remaining life of the improvement by BC Assessment based on recent renovations. The effective year does not reflect the year in which the renovations occurred. Example, a home with a year built of 1954 and an effective year built of 1977 means that the home was significantly updated to a condition similar to a home built 1977.

Finished Area (sq ft):

| | |
|---------------|--------------|
| Main Floor | 1,636 |
| Basement: | 866 |
| Total: | 2,502 |

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Permit History (Since 1993)

| Permit Date | Permit Number | Demolition Permit |
|--------------|---------------|-------------------|
| Oct 04, 2006 | 060239260 | No |
| Oct 03, 2006 | 060239250 | No |

Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

| Sale Date | Amount | Sale Type | Title Certificate Number |
|--------------|-----------|---|--------------------------|
| Aug 21, 2020 | \$939,000 | Reject - Not Suitable For Sales Analysis | CA8376327 |
| Mar 16, 2011 | \$627,000 | Improved Single Property Cash Transaction | CA1937070 |
| Sep 24, 2007 | \$561,226 | Improved Single Property Cash Transaction | CA577398 |
| Aug 11, 2006 | \$211,666 | Vacant Single Property Cash Transaction | BA202362 |
| Apr 04, 2006 | \$0 | Reject - Not Suitable For Sales Analysis | BA276073 |

Property Location & Surrounding Area



Additional PIDs, if applicable:

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